

MINUTES

CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY BOARD OF DIRECTORS MEETING Thursday, March 9, 2023

The Meeting of the Cleveland-Cuyahoga County Port Authority Board of Directors was held at the Port Offices (1100 W. 9th Street) on Thursday, March 9, 2023 with notice of the meeting information provided to the public in advance. Having given notice at least two days prior to the meeting and not having previously attended remotely more than 3 times during the past 12 months, Director Darrell McNair attended the meeting remotely via Zoom and gave the proper password. Prior to the meeting, Director McNair was provided with all meeting-related materials. Director McNair confirmed he was more than 1/4 mile from the primary meeting location at 1100 West Ninth Street, Cleveland, OH and had internet access to receive any material distributed at the meeting. Director Teleangé Thomas joined the meeting via zoom and was advised she will not be eligible to vote during the meeting due to remote attendance requirements. It was then verified that all Board members could hear and be heard by all other members in attendance. The meeting was called to order by Chairman Holmes at 9:05 a.m. Attendance by roll call showed the following:

PRESENT

Margot Copeland
J. Stefan Holmes
Andrew Jackson
Daniel O'Malley
Darrell McNair (via Zoom)
Teleangé Thomas (via Zoom)
Dave Wondolowski
Peggy Zone Fisher

ABSENT & EXCUSED

ALSO PRESENT

C. Beck, GIS/Environmental Specialist
M. Bocanegra, Chief Legal Council
M. Freilino, Manager, Exec. & Admin Operations
W. Friedman, President & Chief Executive Officer
D. Gutheil, Chief Commercial Officer
N. LaPointe, Director, Planning & Capital Development
C. Naso, Chief Financial Officer
L. Sternheimer, Director, Urban Planning & Engagement
R. Winslow, Vice President, Development Finance
G. Woodson, Director, Development Finance & Inclusion
G. Stephens, G. Stephens, Inc.
K. Palmer, Crain's Cleveland Business
M. King, Cuyahoga County Council
P. Angelo, Huntington
M. Pedolla, Huntington
J. Ferenczy, Osborn
M. Cobham, Cosmos Technologies, Inc.
D. Cox, Wade Trim
R. Kaplan, DiPerna Advisors
D. Wilcox, Climaco, Wilcox, Peca, & Garofoli Co., L.P.A
S. Simpkins, Climaco, Wilcox, Peca, & Garofoli Co., L.P.A

APPROVAL OF MINUTES

The minutes of the Board of Directors meeting of February 9, 2023 were presented for approval by the Board, copies having been delivered in advance to all Directors. On motion by Director Wondolowski, seconded by Director Zone Fisher, and unanimously carried by roll call vote, the Minutes of February 9, 2023 were approved.

PUBLIC COMMENT PERIOD/CHAIR COMMENTS

There being no public comment, Chairman Holmes proceeded with the Agenda.

CHAIR'S COMMENTS

Chairman Holmes noted that the Strategic Planning Session will be held immediately following the Board of Directors Meeting. The Session is open to the public and no action will be taken. He then requested that Mr. Friedman provide his comments.

PRESIDENT'S COMMENTS

Mr. Friedman addressed the Board and stated that the shipping season will officially begin on March 22, 2023. Mr. Friedman noted that he was in Washington recently advocating for the Port's needs. Congress was requested to reappropriate the port infrastructure development grant program, a relatively new federal grant program which allows ports around the country to compete for grants to build infrastructure within the property lines of ports. Ports were advocating for Congress to re-up the program to \$300 million nationally and an additional \$450 million included in the Infrastructure Investment and Jobs Act (IIJA) legislation. The Port of Cleveland has received two of those grants already. Ports are pushing for funds to complete the Sioux Lock project as well as sufficient ice breaking capabilities that are needed on the Great Lakes. Congress is also being urged to end the practice of ports funding facilities costs and other expenses for the United States Customs and Border Protection (USCBP). USCBP should be able to fund their own facilities and staff. Ports also requested to continue funding to The Great Lakes Restoration Initiative.

REAL ESTATE & DEVELOPMENT FINANCE COMMITTEE

Agenda Item 4(C)(1)(a) – Renaissance Hotel Renovation TIF Project Taxable Bond Fund Bonds

Ms. Rhonda Winslow addressed the Board and introduced Mr. Ryan Kaplan as her co-presenter. They referred to a presentation attached hereto as "**Exhibit A**" (slides 1-7). Director Wondolowski asked if the general contractor has been identified. Ms. Winslow replied yes, it's Marous Brothers Construction. Director O'Malley asked whether Skyline will be the operator. Ms. Winslow replied yes, it will be called Hotel Cleveland which falls under a boutique brand of Marriott.

On motion by Director Wondolowski, seconded by Director McNair, and unanimously carried by roll-call vote,

RESOLUTION 2023-06

A RESOLUTION AUTHORIZING AND APPROVING THE ISSUANCE AND SALE OF A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$9,500,000 OF TAXABLE DEVELOPMENT REVENUE BONDS OF THE CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY UNDER THE PORT OF CLEVELAND BOND FUND FOR THE PURPOSE OF (A) FINANCING THE COSTS OF ACQUIRING, CONSTRUCTING, RENOVATING, REMODELING, INSTALLING, EQUIPPING AND IMPROVING CERTAIN "PORT AUTHORITY FACILITIES" WITHIN THE MEANING OF SECTION 4582.01, OHIO REVISED CODE, COMPRISED OF THE RENOVATION OF THE RENAISSANCE HOTEL IN THE CITY OF CLEVELAND AND (B) PAYING CERTAIN COSTS OF ISSUANCE OF THE SERIES BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A SUPPLEMENTAL TRUST INDENTURE TO SECURE THE SERIES BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A COOPERATIVE AGREEMENT, A DISBURSING AND PAYMENT AGREEMENT AND A CONSTRUCTION MANAGER AGREEMENT; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER INSTRUMENTS, STATEMENTS AND DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES BONDS; AUTHORIZING THE EXECUTION AND DISTRIBUTION OF A DISCLOSURE STATEMENT IN CONNECTION WITH THE SERIES BONDS; AND AUTHORIZING AND APPROVING RELATED MATTERS

was adopted. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

REAL ESTATE & DEVELOPMENT FINANCE COMMITTEE

Agenda Item 4(C)(1)(b) – Renaissance Hotel Renovation Project Conduit Taxable Hotel Revenue Bonds

Ms. Rhonda Winslow addressed the Board and referred to a presentation attached hereto as "**Exhibit A**" (slides 8-12). Director Wondolowski asked whether certified payroll reports will be collected for these projects. Mr. Garth Woodson replied that they will be monitored and tracked through the developer. Director McNair asked about the local bank involved in the project. Ms. Winslow replied that the Port is the issuer of the bonds, and Huntington will place them into the market, talk to investors, garner interest to ultimately fund the accounts. Director McNair asked whether this will be done solely by Huntington or will they seek to involve minority participation. Ms. Winslow replied Huntington is slated to be the placement agent. Director McNair stated this could be an opportunity to involve local minority firms to co-participate with a major bank. Director O'Malley asked whether the bonds could be taken to market at any time. Chairman Holmes replied that the bonds can be taken anytime, however there are certain sweet spots of timing in the market that are best. He also noted he's very comfortable with the bank since they're very familiar with the Port's intent and policy. The Port is highly protected in this structure.

On motion by Director Wondolowski, seconded by Director Zone Fisher and unanimously carried by roll call vote,

RESOLUTION NO. 2023-07

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF NOT TO EXCEED \$19,500,000 AGGREGATE PRINCIPAL AMOUNT OF CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY TAXABLE DEVELOPMENT MORTGAGE REVENUE BONDS (SKYLINE

CLEVELAND RENAISSANCE, LLC PROJECT), IN ONE OR MORE SERIES FOR THE PURPOSE OF FINANCING THE COSTS OF PORT AUTHORITY FACILITIES; AUTHORIZING THE EXECUTION AND DELIVERY OF LOAN AGREEMENT TO PROVIDE FOR A LOAN OF BOND PROCEEDS AND A TRUST AGREEMENT TO PROVIDE FOR THE ISSUANCE OF, AND SECURING THE PAYMENT OF BOND SERVICE CHARGES PAYABLE ON, THE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PLACEMENT AGREEMENT IN CONNECTION WITH THE SALE OF THE BONDS; AUTHORIZING THE USE AND DISTRIBUTION OF A DISCLOSURE STATEMENT IN CONNECTION WITH THE BONDS; AND AUTHORIZING AND APPROVING RELATED MATTERS

was adopted. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

Director Jackson asked when there would be an inclusion report available for the project. Ms. Winslow and Mr. Naso replied that they're happy to provide an update once the reports become available. Director Wondolowski suggested that reports be provided to the Board quarterly in the spirit of transparency. Director Copeland agreed that there should be more rigor from the Port regarding reporting and she also agrees with quarterly reports. Chairman Holmes replied that the Board can discuss the implementation timeline. The Port's philosophy is being communicated to every organization we do business with. It is certainly timely given the Port's strategic planning process. Director McNair then exited the meeting by disconnecting from the Zoom videoconference.

MARITIME COMMITTEE

Agenda Item 4(C)(2)(a) – Irishtown Bend Owners Representative, Construction Management and Inspection Services

Ms. Sternheimer addressed the Board and introduced Mr. Dave Cox from Wade Trim and Mr. Glen Stephens with Glen Stephens, Inc. They then referred to a presentation attached hereto as "**Exhibit B**" (slides 1-10). Director Copeland thanked Ms. Sternheimer for her presentation and attention to detail.

On motion by Director Wondolowski, seconded by Director Copeland, and unanimously carried by roll call vote (6-0),

RESOLUTION NO. 2023-08

A RESOLUTION AUTHORIZING AND APPROVING THE PORT AUTHORITY TO ENTER INTO A CONTRACT WITH THE WADE TRIM COMPANY FOR AN AMOUNT NOT TO EXCEED \$3,643,727.00 FOR THE PURPOSES OF ACTING AS THE PORT'S REPRESENTATIVE BY PROVIDING CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES DURING CONSTRUCTION ASSOCIATED WITH THE CUYAHOGA RIVER FRANKLIN HILL STABILIZATION PROJECT AND AUTHORIZING THE EXPENDITURE OF FUNDS FROM CERTAIN GRANT FUNDS TO BE RECEIVED AS AUTHORIZED BY RESOLUTION NO. 2022-05

was adopted. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority. Director Jackson asked if it's assumed construction will be completed around the billboard property. Mr. Friedman replied this is a step before bidding it out. At this point, yes, assuming there isn't an easement onto the property, construction will take place around it.

MARITIME COMMITTEE

Agenda Item 4(C)(2)(b) – Continuing Engineering Services for Irishtown Bend

Ms. Sternheimer addressed the Board and referred to a presentation attached hereto as "**Exhibit B**" (slides 11-14).

On motion by Director Wondolowski, seconded by Director Jackson, and unanimously carried by roll call vote (6-0),

RESOLUTION NO. 2023-09

A RESOLUTION AUTHORIZING AND APPROVING CHANGE ORDER NO. 2 TO THE OSBORN ENGINEERING SERVICES AGREEMENT FOR THE PURPOSE OF UNDERTAKING AN EXPANDED SCOPE OF ENGINEERING SERVICES AS A CHANGE ORDER IN AN AMOUNT NOT TO EXCEED \$1,249,300.00 ASSOCIATED WITH THE CUYAHOGA RIVER FRANKLIN HILL STABILIZATION PROJECT AND AUTHORIZING THE EXPENDITURE OF FUNDS FROM CERTAIN GRANT FUNDS TO BE RECEIVED AS PREVIOUSLY AUTHORIZED BY RESOLUTION NO. 2022-05

was adopted. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

BUDGET & ADMINISTRATION COMMITTEE

Agenda Item 4(C)(3)(a) – CEO Personal Services Agreement Performance Benchmarks

Chairman Holmes stated that he was very pleased with Mr. Friedman's performance and was very aggressive in what he hopes to accomplish. His benchmarks represent a very successful year for the Port. Chairman Holmes congratulated Mr. Friedman on his performance. Director Copeland suggested a section related to diversity and inclusion be added to Mr. Friedman's benchmarks. Chairman Holmes requested that Director Copeland provide suggestions to be considered at a future meeting. Chairman Holmes stated that the performance benchmarks presented today will be voted on with the understanding that there will be an amendment to include diversity and inclusion.

On motion by Director Copeland, seconded by Director Wondolowski, and unanimously carried by roll call vote (6-0),

RESOLUTION NO. 2023-10

A RESOLUTION PROVIDING FOR ESTABLISHMENT OF
PERFORMANCE BENCHMARKS FOR 2023 UNDER THE
THIRD AMENDED AND RESTATED PERSONAL SERVICES
AGREEMENT FOR WILLIAM D. FRIEDMAN, PRESIDENT
AND CHIEF EXECUTIVE OFFICER OF THE CLEVELAND-
CUYAHOGA COUNTY PORT AUTHORITY

was adopted. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

BUDGET & ADMINISTRATION COMMITTEE

Agenda Item 4(C)(3)(b) – Election of Officers

Director Wondolowski made a motion to nominate J. Stefan Holmes as Chair, Peggy Zone Fisher as Vice Chair, and Darrell McNair as Secretary/Fiscal Officer. On motion by Director Wondolowski, seconded by Director Copeland and unanimously carried by roll call vote (6-0),

RESOLUTION NO. 2023-11

A RESOLUTION REGARDING THE ELECTION OF CURRENT OFFICERS

was adopted. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

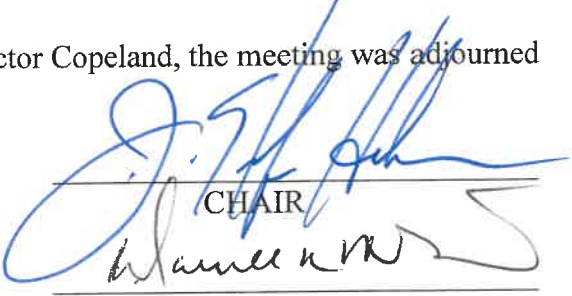
PUBLIC COMMENT PERIOD – Non-Agenda Items

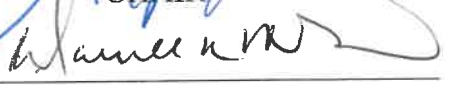
No public comment regarding non-agenda items.

EXECUTIVE SESSION

Chairman Holmes stated the Board would be entering Executive Session for the following purposes: (1) to consider the compensation of a public employee pursuant to R.C. 121.22(G)(1); (2) to consider the purchase of property for a public purpose pursuant to R.C. 121.22(G)(2); and (3) to confer with the Port Authority's attorneys to discuss pending court action pursuant to R.C. 121.22(G)(3). Director Wondolowski was only present in Executive Session for the purpose of considering compensation of a public employee pursuant to R.C. 121.22(G)(1). On motion by Director O'Malley, seconded by Director Wondolowski, and unanimously carried by roll call vote, the Board entered into Executive Session at 10:15 a.m. The Board exited Executive Session at 10:36 a.m. and reconvened the meeting.

On motion by Director O'Malley and seconded by Director Copeland, the meeting was adjourned at 10:39 a.m.



CHAIR


SECRETARY



Renaissance Hotel Renovation Project Bond Fund Tax Increment Financing Bonds

March 9, 2023

Renaissance Hotel // *Developer & Development*

- Skyline Cleveland Renaissance, LLC – Developer
- Headquartered in Toronto, Ontario, Canada
- Board previously approved support of this project through a capital lease and Port revenue bonds in May of 2022
 - Successfully closed on that during Q4 2022
- Located in Cleveland, OH
 - On Superior Avenue at Public Square
 - Approximately 873,000 sq. ft. hotel
 - 491 rooms, 34 conference spaces
 - Grand ballroom, food, beverage areas
 - 127,000 sq. ft. 300 space parking garage
 - Total Project Cost – \$87.9M

SKYLINE
I N V E S T M E N T S



MARCH 9, 2023

Renaissance Hotel // *Request for TIF Bonds*

- City of Cleveland passed a Tax Increment Financing (“TIF”) Nov. of 2021
- CCCPA to issue approx. \$9.1M taxable TIF revenue bonds through Port of Cleveland Bond Fund
- Joint issuance with Development Finance Authority of Summit County (“DFA”) Bond Fund for \$5M

<u>Sources</u>	CCCPA Bond Fund	DFA Bond Fund	
Bond Fund Bonds	<u>\$9,105,000</u>	<u>\$5,000,000</u>	<u>\$14,105,000</u>
Total Sources of Funds	<u>\$9,105,000</u>	<u>\$5,000,000</u>	<u>\$14,105,000</u>
<u>Uses</u>			
TIF Project Account			
CCCPA/DFA Bond Fund Bonds	\$6,788,721	\$3,701,696	\$10,490,417
Capitalized Interest & Servicing Fees			
CCCPA/DFA Bond Fund Bonds	1,070,392	587,804	1,658,196
Costs of Issuance			
CCCPA/DFA Bond Fund Bonds	335,387	210,500	545,887
10% Debt Service Reserve (1)			
CCCPA/DFA Bond Fund Bonds	<u>910,500</u>	<u>500,000</u>	<u>1,410,500</u>
Total Uses of Funds	<u>\$9,105,000</u>	<u>\$5,000,000</u>	<u>\$14,105,000</u>

Renaissance Hotel // *Bond Terms & Security*

- Bonds secured by:
 - Parity assignment of recorded Minimum Service Payments through a Declaration of Covenants recorded on the TIF parcel
 - First lien position
 - Consented by the senior lender (Fifth Third)
 - MSPs will equal debt service on the bonds
 - 10% Primary Reserve and other Bond Fund reserves pursuant to the trust indenture
- Anticipated rating to be A- by S&P Global
- Subject to approval from Port's LOC bank – Huntington and DFA Board
- Bonds Term – Approximately 25.9 years
- Estimated interest rate 5.75% fixed; subject to market conditions at the time of pricing
- CCCPA Trustee and Disbursing Agent
 - Huntington National Bank
- DFA Trustee
 - U.S. Bank National Association
- Cooperative Agreement between:
 - CCCPA & DFA
 - City of Cleveland
 - Huntington National Bank
 - U.S. Bank National Association
 - Property Owner

S&P Global
Ratings

Renaissance Hotel // *Global Sources/Uses*

SOURCES AND USES OF FUNDS – RENOVATION PROJECT

Sources

CCCPA Lease Bonds/Senior Lender Additional Advance	\$16,600,000
Federal Historic Tax Credits	13,930,000
CCCPA Conduit Bond	14,356,074
Ohio Water Development Authority Loan	2,000,000
TIF Bond Net Proceeds	10,490,416
Energy Rebates (Cpower)	600,000
Sign Fund	100,000
Marriott Key Money	1,500,000
Completed Construction	13,440,429
Sponsor Additional Equity Contribution	14,937,659
Total Sources of Funds	<u>\$87,954,578</u>

Uses

Completed Construction	\$13,440,429
Building Exterior	10,105,207
Recreation Facilities	499,354
Function Spaces Floors 1-4	15,747,028
Guest Rooms & Corridors	34,632,842
Administration & Employee Facilities	449,000
Engineering & Maintenance	13,000
Food Production	115,107
Laundry & Housekeeping	176,469
Elevators & Escalators	981,076
Hotel Support Systems	74,503
Fire Life Safety	1,033,919
Mechanical / Plumbing / Electrical	4,135,038
Materials - Operating Supplies	740,898
Materials - Signage & Graphics	857,895
Capital Lease Closing Fee	425,000
Project Management/Design/Brand Strategy	2,899,326
Hazardous Material Remediation	1,628,487
Total Uses of Funds	<u>\$87,954,578</u>

Renaissance Hotel // *Inclusion & Fees*

PROJECT FINANCING BY



CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY

- Developer agrees to:
 - Port Inclusion Policy
 - Prevailing Wage Policy
 - Port Financing Sign
- CCCPA estimated closing fee - \$91,500



Renaissance Hotel // *Recommendation*

The Board of Directors is requested to approve Resolution No. 2023-06 authorizing the issuance and sale of Taxable, Bond Fund Tax Increment Financing Bonds, Series 2023, totaling an amount up to \$9.105 million for the purpose of funding a portion of the costs associated with the renovation of the Renaissance Hotel Renovation TIF Project and authorizing the execution of all other associated financing documents necessary in relation thereto.



Renaissance Hotel Renovation Project Conduit Taxable Hotel Revenue Bonds

March 9, 2023

Renaissance Hotel // *Developer & Development*

- Skyline Cleveland Renaissance, LLC – Developer
- Headquartered in Toronto, Ontario, Canada
- Rehabilitation & redevelopment – Historic buildings
- Located in Cleveland, OH
 - On Superior Avenue at Public Square
 - Approximately 873,000 sq. ft. hotel
 - 491 rooms, 34 conference spaces
 - Grand ballroom, food, beverage areas
 - 127,000 sq. ft. 300 space parking garage
 - Project Site - Approximately 2.32-acres
 - Total Project Cost – \$87.9M

SKYLINE
I N V E S T M E N T S



Renaissance Hotel // *Conduit Bonds Request*

- Board approved Resolution No. 2022-09 up to \$20M
 - Taxable Lease Revenue Bonds
- CCCPA to issue up to \$9.105M
 - Taxable Revenue TIF Bond Fund Bonds
- Development Finance Authority of Summit County to issue up to \$5M
 - Taxable Revenue TIF Bond Fund Bonds
- CCCPA this issue approx. \$19M
 - Conduit Taxable Hotel Revenue Bonds
- Bond Purchaser
 - Private Placement or Limited Offering

Sources

Par Amount	\$18,870,000
Total Sources of Funds	<u>\$18,870,000</u>

Uses

Project Fund	\$15,000,000
Capitalized Interest	1,145,042
Debt Service Reserve	1,887,000
Operating Reserve	250,000
Cost of Issuance	<u>587,958</u>
Total Uses of Funds	<u>\$18,870,000</u>

Renaissance Hotel // *Terms & Security / Inclusion & Fees*

- Taxable Hotel Revenue Bonds
- Private Placement or Limited Offering
- Secured by Second Mortgage as outlined in offering document and debt service reserve held at trustee
- Bonds Term – 20 years
- Estimated interest rate 8.5% subject to market conditions at time of pricing
- Anticipated Debt Service Reserve Coverage of 2.15x, subject to market conditions at time of pricing
- Developer agrees to:
 - Port Inclusion Policy
 - Prevailing Wage Policy
 - Port Financing Sign
- CCCPA estimated closing fee - \$94,350
- CCCPA annual fee - \$5,000
 - While Bonds Outstanding

PROJECT FINANCING BY



CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY

Renaissance Hotel // *Recommendation*

The Board of Directors is requested to approve Resolution No. 2023-07 authorizing the issuance and sale of Conduit Taxable Hotel Revenue Bonds, Series 2023, totaling an amount up to \$19 million for the purpose of funding a portion of the costs associated with the renovation of the Renaissance Hotel Renovation Project and authorizing the execution of all other associated financing documents necessary in relation thereto.



Irishtown Bend

Owners Representative and Inspection Services

March 9, 2023

Irishtown Bend // *Owners Representative and Inspection Services*

- Port issued public request for Statement of Qualifications (SOQ) on
- Port received four proposals from highly qualified firms and teams on January 29th
- All three proposals were fully responsive to the Statement of Qualification request
- Port Authority staff along with staff from NEORSD reviewed and scored proposal in accordance with established proposal criteria and conducted interviews of two of the teams.
- Team lead by Wade Trim was found to be the most highly qualified w/ a FBE & MBE participation rate of 42%
- Port Authority negotiated a fair and reasonable fee based upon a defined scope of professional services on a construction project estimated to be over 50 million+ and over 2 years in duration.

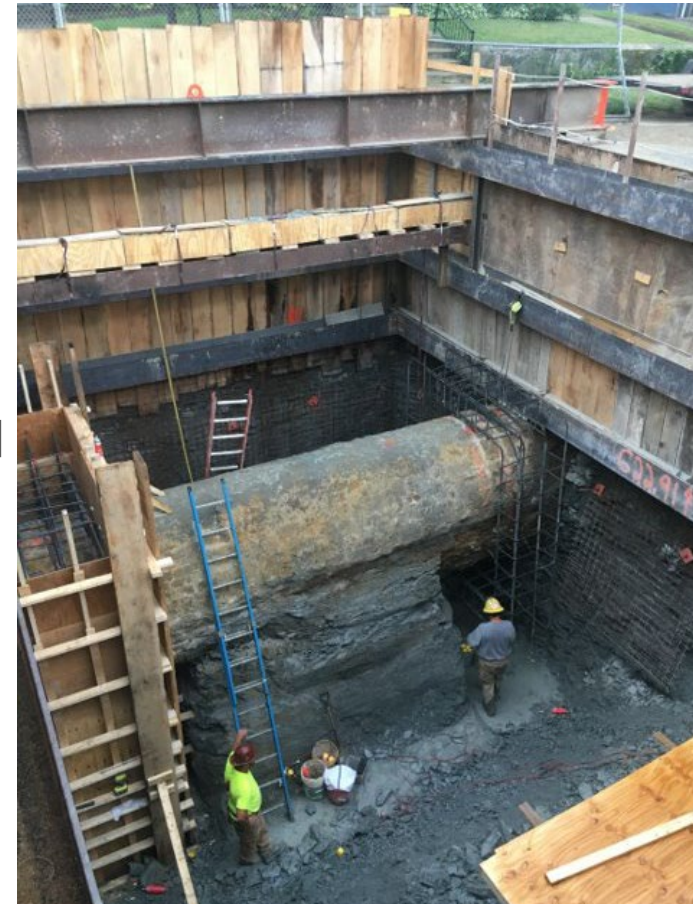
Irishtown Bend Owner's Representative/CM and Inspection Services

Wade Trim Team and Approach



Wade Trim Firm Overview

- Regional engineering firm started in Detroit, MI in 1926; 600+ employees
- Cleveland office opened in 2000; focused on serving local sewer/water authorities
- Full-service firm with 80+ construction services personnel
- Established reputation for completing challenging and complex large earth stabilization and pipe rehab projects



Wade Trim Project Team

Wade Trim

Project Management, CM,
Admin/Document Control,
Estimating, Claims, Reality
Capture/Drone

58%

G. Stephens

Resident Engineering, Inspection,
Scheduling, and Diversity,
Inclusion and Outreach
Monitoring

36%

SBE/MBE/LPE

KS Associates

Maritime Support

FBE/WBE/SBE

3%

3%

Resource International

Materials Testing Support

MBE/FBE/SBE

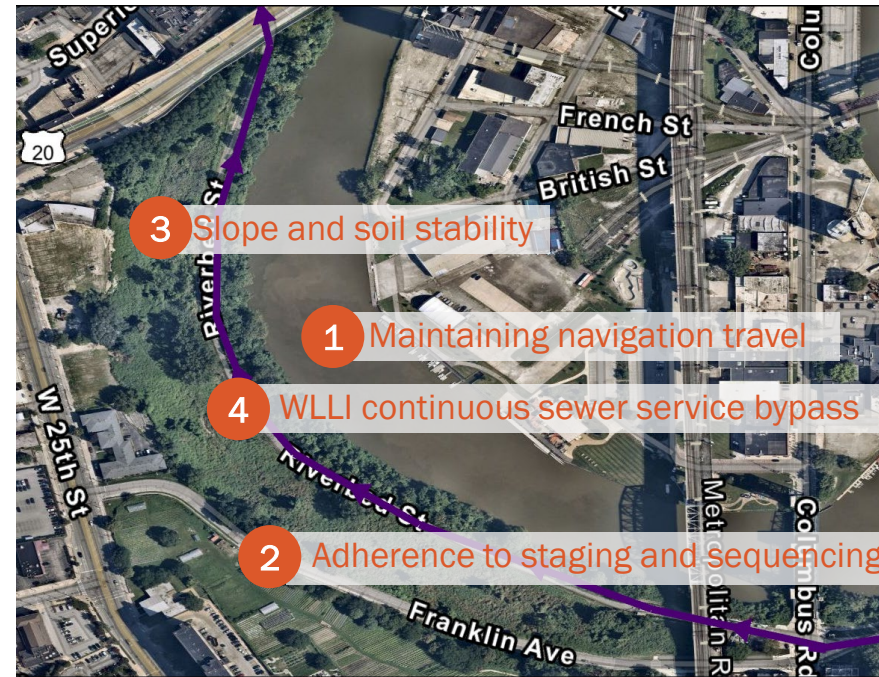
42% of work performed by diverse businesses with Team history of working together

Comprehensive approach with strong communications, specialized expertise, and risk management

Core Services	Full Third-Party Oversight of Construction Contractor	Geotechnical and maritime expertise to support construction sequencing reviews key to slope stabilization without disrupting maritime traffic
	Programmatic Project Controls Implementation	Programmatic project controls and reporting to provide transparency needed for funding and grant requirements
	Project Status Reporting/ Communications Support	Executive level and public communication tools for progress reporting and stakeholder coordination

Project approach addresses key project risks

- 1 *Maritime traffic* – most work on shore; some potentially from water
- 2 *Staging and Sequencing* – design prescribes sequence of work
- 3 *Slope and Stability* – Contractor site logistics need to protect slope
- 4 *WLLI Sewer Repair/Replacement* – coordination with NEORSD and sewer service will need to be maintained during 200 LF replacement and other repair work



Four key risks will be managed throughout the ITB construction

Irishtown Bend // *Owners Representative and Inspection Services*

Scope of Work

- Wade Trim- Provide Bid Support and Evaluation, administer the contract for construction, monitoring the performance of the CONTRACTOR, verifying that the CONTRACTOR's work is in substantial compliance with the contract documents, and assisting the Port in responding to events that occur during the construction. Coordinate with the ENGINEER on submittals, requests for information (RFIs), proposed changes/updates
Project Manager and will provide a Resident Construction Manager on site throughout the 2 year construction period.
- G. Stephens: Resident Engineer on site serving inspection and testing role
Additional Staffing to ensure quality control, documentation and compliance
- **Contract value \$3,643,727 funded from OMAP grant funds**

Irishtown Bend // *Owners Representative and Inspection Services*

Project Schedule	
Bidding and Preconstruction	Services Up to 3 months prior to NTP
Start of Construction Services	NTP
Substantial Completion	24 months after NTP
Close out services	4 months after substantial completion

Irishtown Bend // *Owners Representative and Inspection Services// Recommendation*

The Board of Directors is being requested to adopt Resolution 2023-08 authorizing and approving the Port Authority to enter into a professional services agreement with Wade Trim, Inc. for an amount not to exceed \$3,643,727 for the purposes of providing construction administration and inspection services on the Irishtown Bend Stabilization & Rehabilitation Project and authorizing the expenditure of funds from certain grant funds to be received as authorized by Resolution 2022-05.



Irishtown Bend

Continuing Services Engineer of Record

Osborn Engineering

March 9, 2023



IRISHTOWN BEND

Stabilization &
Rehabilitation

PORT
CLEVELAND



OSBORN
ENGINEERING

Irishtown Bend // *Continuing Services Engineer of Record* *Osborn Engineering*

Scope of Work

- Engineer of Record- Construction Administration; responding to RFIs
- Geotechnical Monitoring during construction
- Archeological Monitoring During Construction; data recovery and reporting per the 106 MOA Mitigation
- Environmental Services During Construction; Ensuring proper handling and storage of material
- **Contract value \$1,249,300 funded from OMAP grant funds**

Irishtown Bend //

Continuing Services Engineer of Record Osborn Engineering

The Board of Directors is being requested to authorize and adopt Resolution 2023-09 authorizing and approving change order no. 2 to the Osborn Engineering Services Agreement for the purposes of undertaking an expanded scope of engineering services as a change order in an amount not to exceed \$1,249,300 associated with the Cuyahoga River Franklin Hill Stabilization Project and authorizing the expenditure of funds from certain grant funds to be received as authorized by Resolution 2022-05.